

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Falls Road, 2020 ft. +/-
S of c/l Benson Mill Road * ZONING COMMISSIONER
15915 Falls Road
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Richard Zavodny, et al * Case No. 99-65-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 15915 Falls Road in northern Baltimore County. The Petition was filed by Richard Zavodny and Christine M. Shacklette, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure in the side yard in lieu of the required rear yard and from Section 400.3 of the BCZR to permit the aforesaid accessory structure with a height of 28 ft., in lieu of the maximum allowed 15 ft.

Appearing at the public hearing held for this case were the Petitioners, Richard Zavodny and Christine Shacklette. Also appearing was Sallie M. Waller, a neighbor. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 12.041 acres in area, zoned R.C.2. This zoning classification is typically applied to rural/agricultural properties and does not permit business/commercial operations. The Petitioners acquired the property earlier this year and are constructing a single family dwelling thereon. The site plan shows that the subject property is an irregularly shaped parcel located near Falls Road and Benson Mill Road in northern Baltimore County. Vehicular access to the property is by way of a lengthy driveway which leads from Falls Road. The Petitioners' proposed dwelling is located near the end of that driveway in the interior of the site.

Mr. Zavodny testified that he proposes building a free standing garage near the dwelling. The garage will be 30 ft. x 35 ft. in dimension and 28 ft. in height. The garage will be constructed so as to architecturally match the dwelling. It was indicated that the garage was needed for storage purposes. Specifically, a second floor will be added to the garage to provide an additional storage area. Mr. Zavodny opined that the garage will be appropriate for this rural locale.

Mrs. Waller, who owns adjacent property, also testified. She indicated no objection to the garage for so long as same was not used for commercial purposes, or as a 2nd dwelling. A similar position was taken by the Office of Planning. Within its Zoning Plans Advisory Committee (ZAC) comment, the office states, "The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities."

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. This is a rural locale and the property at issue is quite large. The proposed garage appears appropriate for the vicinity and clearly will not cause any detrimental impact on surrounding properties. I am appreciative of the Petitioners' need for storage space, particularly for lawn equipment necessary to maintain this large tract. Thus, the relief shall be granted with restrictions. Specifically, I will require that the Petitioners not use the garage for dwelling purposes and will also prohibit use of the property for commercial/business purposes.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

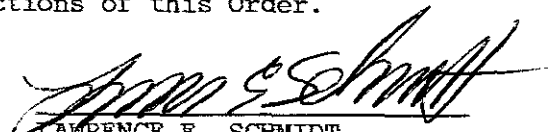
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of October 1998 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure in the side yard, in lieu of the required rear yard, and from Section 400.3 of the BCZR to permit the aforesaid accessory structure with a height of 28 ft., in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Consistent with the property's zoning, the Petitioners shall not allow the garage to be used for any business or commercial purposes. There shall be no service garage work performed within the accessory structure, or on the subject property at any time. The property shall not be used as a "construction equipment storage yard" or "contractor's equipment storage yard", as those terms are defined in the BCZR.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 8, 1998

Mr. Richard Zavodny
Ms. Christine M. Shacklette
5708 Old Court Road
Baltimore, Maryland 21244

RE: Case No. 99-65-A
Petition for Zoning Variance
Location: 15915 Falls Road

Dear Mr. Zavodny and Ms. Shacklette:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

15915 Falls Road 5th E.D.

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 B.C.Z.R. -- To permit an accessory structure in the side yard of ~~the principle structure~~ *in lieu of the required rear yard*

400.3 B.C.Z.R. -- To permit an accessory structure 28' ~~in height~~ *in lieu of the allowed maximum of 15ft.*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Richard Zavodny

(Type or Print Name)

Richard Zavodny
Signature

Christine M. Shacklette

(Type or Print Name)

Christine M. Shacklette
Signature

5708 Old Court Road (410) 561-8905

Address

Phone No.

Baltimore, Md. 21244

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard Zavodny

Name

5708 Old Court Rd. Balt., Md 21244

Address

(410) 561-8905

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: g w

DATE

8-6-98

65



Printed with Soybean Ink
on Recycled Paper

99-65-A

Reasons for Zoning Variance Request:

1. Due to the configuration of the existing driveway and the principle dwelling a practical difficulty exists with regards to the placement of the proposed garage in the side yard so as to limit the amount of forest clearing necessary for the construction of the garage and turn around. The proposed garage has been situated in the proposed configuration to take advantage of the existing partially cleared area that lies adjacent to the existing drive. It is the owners desire to limit the amount of forest resources which are cleared so as to maintain the intrinsic value and compatability of the property with those that it adjoins.
2. Due to the aforementioned limited area for construction of the proposed garage, and the owners need for additional storage area , it is necessary to configure the structure with the storage area above the automobile parking areas of the garage rather than on the same level. This is proposed so as to limit the size of the buildings footprint and the amount of clearing of forest necessary for its construction. The owners also desire to make the garage architecturally compatible with the two story principal structure.
3. Other good and sufficient testimony to be offered at the hearing.

65

Zoning Description for #15915 Falls Road

Beginning at a point located N 42 degrees 23 minutes 20 seconds West 255.71 feet from the East side of Falls Road (Md Rt 25) which is 28 feet wide at the distance of 2020 feet, more or less, south of the centerline of the nearest improved intersecting street Benson Mill Road . Thence running the following eleven courses and distances:

1. North 37 degrees 29 minutes 00 seconds East 1661.87 feet
2. South 54 degrees 21 minutes 51 seconds East 490.99 feet
3. South 53 degrees 47 minutes 47 seconds East 350.94 feet
4. South 06 degrees 23 minutes 14 seconds East 329.52 feet
5. South 77 degrees 48 minutes 38 seconds West 164.84 feet
6. North 33 degrees 04 minutes 34 seconds West 346.57 feet
7. North 75 degrees 59 minutes 50 seconds West 329.61 feet
8. South 53 degrees 52 minutes 19 seconds West 395.77 feet
9. South 42 degrees 53 minutes 23 seconds West 263.89 feet
- 10 South 61 degrees 27 minutes 15 seconds West 429.00 feet
11. South 42 degrees 23 minutes 20 seconds West 272.93 feet

To the place of beginning

Containing 12.041 acres, more or less.

As now surveyed by McKee and Associates, Inc., and previously recorded in Deed Liber 5903 folio 432. Also known as #15915 Falls Road located in the Fifth Election District, Third Councilmatic District of Baltimore County, Maryland.

65

99-65-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056114

DATE 8-6-98 ACCOUNT Rec-6150

AMOUNT \$ 50.00

RECEIVED FROM: L. ZAVODNY 5708 OLD CT. P.

FOR: (CIC) VAD.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

99-65-A

PAID RECEIPT

PROCESS ACTUAL TIME
8/06/1998 8/06/1998 14:17:06
RSD MSOF CASHIER LSHI LXS DRAMER E
6 MISCELLANEOUS CASH RECEIPT
Receipt # 069733 OFLN
CR NO. 056114

50.00 CHECK: FM
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-65-A
15915 Falls Road
E/S Falls Road, 2020' +/- S of
centerline Benson Mill Road
5th Election District
3rd Councilmanic District
Legal Owner(s):

Richard Zavodny & Christine
M. Shacklette

Variance: to permit an accessory structure in the side yard in lieu of the required rear yard; and to permit an accessory structure 28 feet in height in lieu of the allowed maximum of 15 feet.

Hearing: Wednesday, September 23, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

9/014 Sept. 3 C255577

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Sept. 3, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 3, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 99-65-A
Petitioner/Developer:
(Richard Zavodny)
Date of Hearing/Closing:
(Sept. 23, 1998)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
15915 Falls Road Baltimore, Maryland 21152 _____**

**The sign(s) were posted on _____ Sept. 8, 1998 _____
(Month, Day, Year)**

Sincerely,

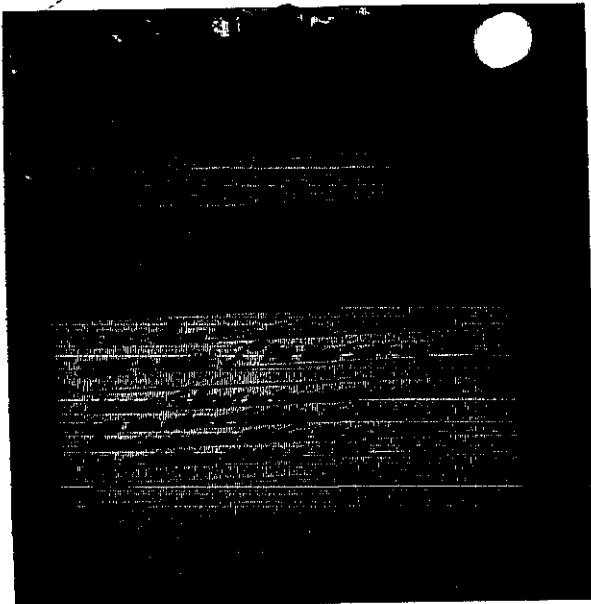

(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____
(Telephone Number)



RE: PETITION FOR VARIANCE
15915 Falls Road, E/S Falls Rd, 2020' +/- S
of c/l Benson Mill Rd, 5th Election District,
3rd Councilmanic

Legal Owners: Richard Zavodny and
Christine Shacklette

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-65-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of Sept. ~~August~~, 1998, a copy of the foregoing Entry of Appearance was mailed to Richard Zavodny and Christine Shacklette, 5708 Old Court Road, Baltimore, MD 21244, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 14, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-65-A

15915 Falls Road

E/S Falls Road, 2020' +/- S of centerline Benson Mill Road

5th Election District - 3rd Councilmanic District

Legal Owner: Richard Zavodny & Christine M. Shacklette

Variance to permit an accessory structure in the side yard in lieu of the required rear yard; and to permit an accessory structure 28 feet in height in lieu of the allowed maximum of 15 feet.

HEARING: Wednesday, September 23, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is a small, stylized mark that looks like "DJ".

Arnold Jablon
Director

c: Richard Zavodny & Christine Shacklette

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 8, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
September 3, 1998 Issue - Jeffersonian

Please forward billing to:

Richard Zavodny
3 Ringleaf Court
Cockeysville, MD 21030

410-561-8905

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-65-A

15915 Falls Road

E/S Falls Road, 2020' +/- S of centerline Benson Mill Road

5th Election District - 3rd Councilmanic District

Legal Owner: Richard Zavodny & Christine M. Shacklette

Variance to permit an accessory structure in the side yard in lieu of the required rear yard; and to permit an accessory structure 28 feet in height in lieu of the allowed maximum of 15 feet.

HEARING: Wednesday, September 23, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 65

Petitioner: RICHARD ZAVODNY

Location: 15915 FALLS Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RICHARD ZAVODNY

ADDRESS: 3 RINDLEAF Ct.

COCKEYSVILLE MD 21030

PHONE NUMBER: 410-561-8905

AJ:ggs

(Revised 09/24/96)

99-65-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 8-16-98.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-65-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT AN ACCESSORY
STRUCTURE TO BE LOCATED IN THE SIDE YARD AND
WITH A HEIGHT OF 28ft IN LIEU OF
THE PERMITTED 15ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 17, 1998

Mr. Richard Zavodny
5708 Old Court Road
Baltimore, MD 21244

RE: Item No.: 65
Case No.: 99-65-A
Location: 15915 Falls Road

Dear Mr. Zavodny:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on August 6, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

for
9/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: August 21, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 15915 Falls Road

INFORMATION

Item Number: 65

Petitioner: Richard Zavodny

Zoning: RC-2

Requested Action: Variance

Summary of Recommendations:

The Office of Planning supports the applicant's request, subject to the following condition:

1) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Section Chief: Jeffrey W. Long

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: Aug 21, 98

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 17, 1998

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 55

56

57

58

59

62

64

66

67

61

65

RBS:sp

BRUCE2/DEPRM/TXTS8P

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: August 21, 1998

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for August 24, 1998
 Item Nos. 057, 059, 060, 062, 063,
 064, 065, 066, and 067

Revised plans (with no review) for
Case #99-24-SPHXA
(6350 Frederick Road)

The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0824.NOC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 8.14.94
Item No. 065 JCM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Christine M. Shackelford
Richard J. Zavodny
Sallie M. Waller

5708 Old Court Rd Balt. MD
5708 Old Court Rd Balt. MD 21244
15813 Falls Rd Sparks 21152



R.C. 2

99.65.A

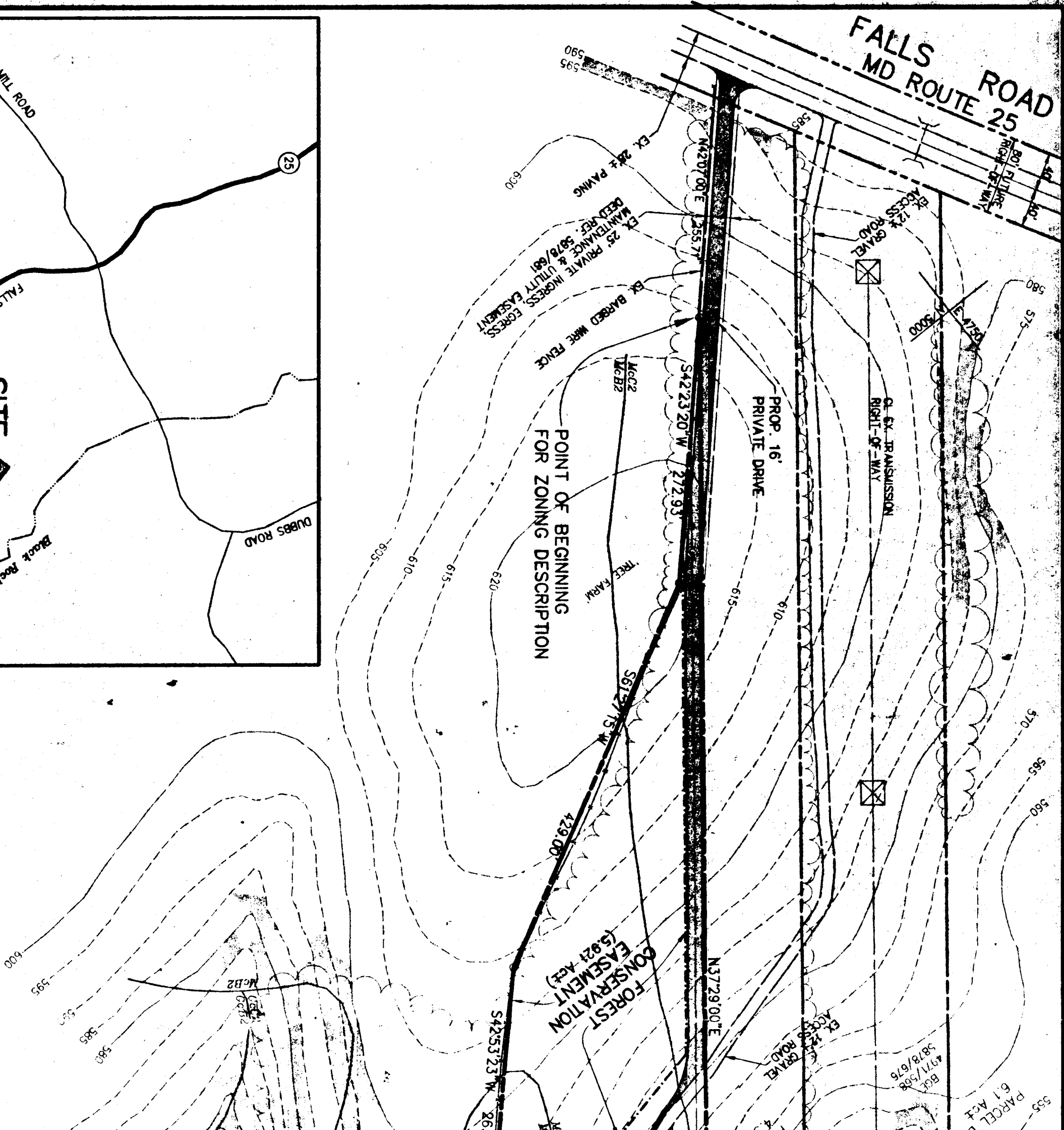
FALLS ROAD
TO BENSON MILL

SCALE 1" = 200'	LOCATION WEST OF BEREAN	SHEET N.W. 25-G
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC MAPPING
BY DECHART HORN INC. BALTIMORE, MD 21210

PLAT TO ACCOMPANY REQUEST FOR ZONING VARIANCE

ZONING MAPS: NW 25 F AND G



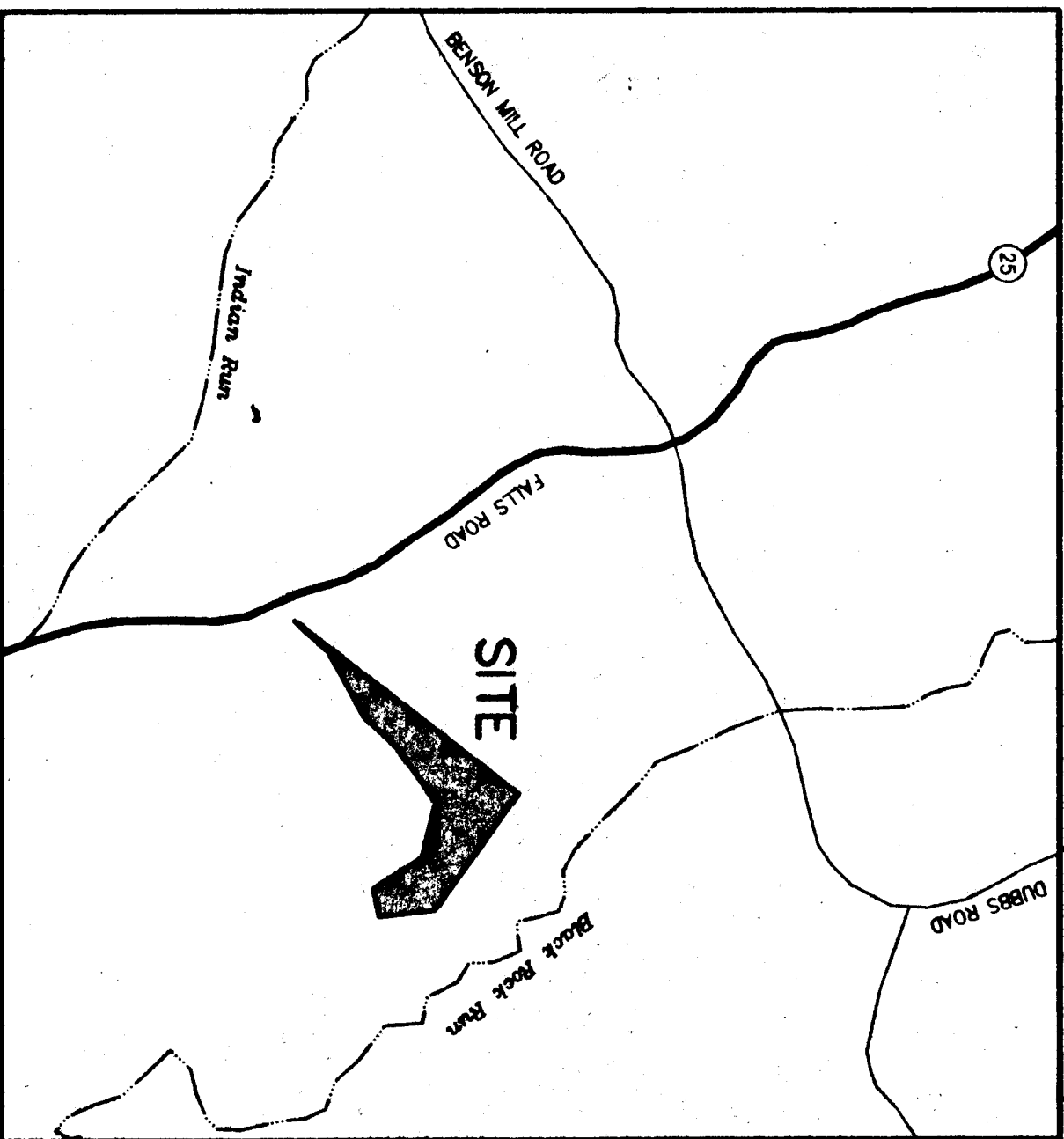
SITE DATA

ELECTION DISTRICT:
COUNCILMANIC DIST
1" = 200' SCALE MA
EXISTING ZONING: RC
GROSS AREA OF SI
SEWER: PRIVATE
WATER: PRIVATE
CHESAPEAKE BAY (C
PRIOR ZONING HEA

10/11/11

VICINITY MAP

SCALE: 1" = 1000'



McKEE & ASSOCIATES, INC.

Engineering - Land Planning - Land Surveying

Natural Resource Planning - Red Estate Development

TELEPHONE: (410) 527-1555
FACSIMILE: (410) 527-1563

FACSIMILE: (410) 527-1563

COMPUTED BY: GCW DRAWN BY: JLC CHECKED BY: GCW JOB No. 98067

DRAWN BY: JLC CHECKED BY: GCW JOB No. 98067

CHECKED BY: GCW JOB No. 98067

JOB No. 98067

REQUEST FOR VARIANCE FROM:

SECTION 400.1 B.C.Z.R.-TO PERMIT AN ACCESSORY STRUCTURE IN THE SIDE YARD
SECTION 400.3 B.C.Z.R.-TO PERMIT AN ACCESSORY STRUCTURE TO BE 28 FEET, MORE OR LESS, IN HEIGHT